## CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- February 17, 2017 121 N. LaSalle Street- Room 200

#### PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Blake Sercye, Chairman Sol Flores Sheila O'Grady Sam Toia Amanda Williams

Chairman Sercye called the meeting to order at 9:19 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with four members present (Sercye, O'Grady, Toia and Williams). Flores arrived at 9:30 AM.

Motion to approve the minutes from the January 20, 2017 regular meeting made by the Chairman. Second by Toia. Motion carried 4-0; yeas-Sercye, O'Grady, Toia and Williams.

Motion to approve the February 17, 2017 agenda made by the Chairman. Second by O'Grady. Motion carried 4-0; yeas-Sercye, O'Grady, Toia and Williams.

#### 9:00 A.M.

47-17-Z ZONING DISTRICT: RS-3 WARD: 30

**APPLICANT:** Avondale Villas, LLC **OWNER:** Same as applicant

**PREMISES AFFECTED:** 3628 N. Avondale Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 18.12' to 10' and the rear setback from 15.67' to 6.89' for a proposed two-story, single family residence with an attached two-car garage, a front first level bay window and a second level

balcony.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia and Williams (O'Grady absent)

48-17-S ZONING DISTRICT: B3-2 WARD: 44

**APPLICANT:** JJB Ventures, Inc. d/b/a/ Salons by JC

**OWNER:** Broadway@ Surf, LLC **PREMISES AFFECTED:** 2860 N. Broadway

**SUBJECT:** Application for a special use to permit the establishment of a body

art service.

Application approved by voice vote.4-0; yeas - Sercye, Flores,

Toia and Williams (O'Grady absent)

49-17-S ZONING DISTRICT: C1-2 WARD: 28

APPLICANT: McDonald's USA, LLC Crossroads Ogden, LLC PREMISES AFFECTED: 2315 W. Ogden Avenue

**SUBJECT:** Application for a special use to permit the establishment of a drive-

through to serve a proposed fast food restaurant. Continued until to March 17, 2017 at 2 PM.

50-17-Z ZONING DISTRICT: RM-5 WARD: 43

**APPLICANT:** Bloomfield Development Company, LLC

**OWNER:** Same as applicant PREMISES AFFECTED: 1241 N. State Parkway

**SUBJECT:** Application for a variation to reduce the north and south side yard

setback each from the required 2' to zero, combined side setback from 4.46' to zero, for a rear open stair and landing to access a proposed garage rooftop deck which shall also contain the relocated rear yard open space, also to reduce the front building wall setback from 20' to 13.36' for a rooftop elevator/ mechanical

penthouse.

Application approved by voice vote.4-0; yeas - Sercye, Flores,

Toia and Williams (O'Grady absent)

51-17-Z ZONING DISTRICT: RS-3 WARD: 47

**APPLICANT:** Derrig Developers Inc.

**OWNER:** Chae O. Chu & Diana O. Chu Trust Agreement dated June 23,

2014

**PREMISES AFFECTED:** 1929 W. Grace Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 35.03' to 2', the west setback from 2.08' to zero for a proposed open stair to access a proposed garage rooftop deck.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia and Williams (O'Grady absent)

52-17-Z ZONING DISTRICT: RS-3 WARD: 1

**APPLICANT:** 1927 Erie, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1927 W. Erie Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 34.02' to 21.5' for an extension of an existing open stairway and landing to access a proposed garage rooftop deck which shall also contain the relocated rear yard open space.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia and Williams (O'Grady absent)

53-17-S ZONING DISTRICT: B3-2 WARD: 44

**APPLICANT:** EDA, Inc.

**OWNER:** 3341-45 Southport Corp. **PREMISES AFFECTED:** 3341 N. Southport Avenue

**SUBJECT:** Application for a special use to permit the establishment of a hair/

nail salon.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia and Williams (O'Grady absent)

54-17-Z ZONING DISTRICT: RT-4 WARD: 1

**APPLICANT:** NBM Development, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2328 W. Rice Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 36'-9" to 21'-4" for an open stair/ bridge to access a

proposed garage roof deck.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia and Williams (O'Grady absent)

55-17-Z ZONING DISTRICT: RT-4 WARD: 32

**APPLICANT:** Virage LLC **OWNER:** Same as applicant

**PREMISES AFFECTED:** 2744 N. Southport Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 36'-11" to 25' for a proposed open stair/ bridge to access a

proposed garage roof top deck which shall also contain the

relocated rear yard open space.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia and Williams (O'Grady absent)

56-17-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Blue Ink Homes, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1902 W. Wellington Avenue

**SUBJECT:** Application for a variation to reduce the front set back from the

required 16.85' to 14.63', west from 2' to 0.8' (east to be 3.48'), combination side setback from 5.0' to 4.28' for a proposed two-story single family residence with a rear open patio and detached

two car garage.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia and Williams (O'Grady absent)

57-17-Z ZONING DISTRICT: RT-4 WARD: 43

**APPLICANT:** 2243 Dayton, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 2243 N. Dayton Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 34.48' to 2.0', the north setback from 2' to 0.17' (south to

be 0.17'), combined side setback from 4.8' to 0.33' for an open stair to access a proposed garage roof deck with a trellis and fireplace with a height of 21.67'.

Application approved by voice vote. 3-1; yeas - Sercye, Flores

and Toia; nays - Williams (O'Grady absent)

58-17-S ZONING DISTRICT: B3-3 WARD: 3

**APPLICANT:** Gerald Anderson D/B/A Ink My Image

**OWNER:** Luna Llena Group, LLC

PREMISES AFFECTED: 106 E. 51st Street

**SUBJECT:** Application for a special use to permit the establishment of a body

art service (tattoo and piercing).

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia and Williams (O'Grady absent)

59-17-S ZONING DISTRICT: B1-2 WARD: 47

APPLICANT: Iron Heritage, LLC
OWNER: 1949 Cuyler, LLC
PREMISES AFFECTED: 4025 N. Damen Avenue

**SUBJECT:** Application for a special use to permit the establishment of a

barber shop.

Continued until March 17, 2017 at 2 PM.

60-17-Z ZONING DISTRICT: RS-3 WARD: 47

**APPLICANT:** GXSR, LLC 3541 N Bell Series

**OWNER:** Same as applicant **PREMISES AFFECTED:** 3541 N. Bell Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 34.71' to 3', north and south setback from 2.4' to zero, combined side yard setback from 6' to zero, for an open stair and landing to access a garage roof deck which shall also contain the

relocated rear yard open space.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia and Williams (O'Grady absent)

61-17-Z ZONING DISTRICT: RS-3 WARD: 33

APPLICANT: Sean Winter
OWNER: same as applicant
PREMISES AFFECTED: 3253 N. Kedzie Avenue

**SUBJECT:** Application for a variation to increase the non-conforming floor

area not to exceed 15% from 3,065.0 square feet to 3,524.75 square feet for a proposed second floor addition and roof decks and one interior parking stall for the existing commercial building

being converted to a single family residence.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia and Williams (O'Grady absent)

62-17-Z ZONING DISTRICT: RS-3 WARD: 33

APPLICANT: Sean Winter
OWNER: Same as applicant
PREMISES AFFECTED: 3253 N. Kedzie Avenue

**SUBJECT:** Application for a variation to reduce the south setback from the

required 2' to zero (north to be 0.04') for a second floor addition and roof decks which shall contain the relocated 225 square feet of rear yard open space for the existing commercial building to be

converted to a single family residence.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia and Williams (O'Grady absent)

63-17-Z ZONING DISTRICT: RS-3 WARD: 33

APPLICANT: Sean Winter
OWNER: Same as applicant
PREMISES AFFECTED: 3253 N. Kedzie Avenue

**SUBJECT:** Application for a variation to reduce the off street parking from

two spaces to one space for a proposed second floor addition with roof decks for the existing commercial building being converted to

a single family residence.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia and Williams (O'Grady absent)

64-17-Z ZONING DISTRICT: RM-6 WARD: 25

**APPLICANT:** Cloud Property Management, LLC 1902 Series

**OWNER:** Same as applicant

PREMISES AFFECTED: 1902 W. Cullerton Street

**SUBJECT:** Application for a variation to reduce the rear yard open space from

the required 252 square feet to zero to rebuild the three story, rear

open porch and to convert from three dwelling units to six

dwelling units in a three-story building. Continued until March 17, 2017 at 2 PM.

65-17-Z ZONING DISTRICT: RM-6 WARD: 25

**APPLICANT:** Cloud Property Management

**OWNER:** Same as applicant

PREMISES AFFECTED: 1902 W. Cullerton Street

**SUBJECT:** Application for a variation to reduce the required off-street parking

from three parking spaces to zero for the conversion of a threestory, three-dwelling unit building to a six-dwelling unit building.

Continued until March 17, 2017 at 2 PM.

66-17-S ZONING DISTRICT: DX-7 WARD: 2

**APPLICANT:** 56 W. Huron, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 56 W. Huron Street

**SUBJECT:** Application for a special use to permit the establishment of a

thirteen-story, eleven dwelling unit building with the required

parking located on-site on the ground floor.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia and Williams (O'Grady absent)

67-17-Z ZONING DISTRICT: DX-7 WARD: 2

**APPLICANT:** 56 W. Huron, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 56 W. Huron Street

**SUBJECT:** Application for a variation to reduce the rear setback from the 30'

to 1' for thirteen-story, eleven dwelling unit building with the

required parking to be located on the ground floor.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia and Williams (O'Grady absent)

68-17-Z ZONING DISTRICT: DX-7 WARD: 2

**APPLICANT:** 56 W. Huron LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 56 W. Huron Street

**SUBJECT:** Application for a variation to eliminate the one required loading

berth for a proposed thirteen-story, eleven dwelling unit building with the required onsite parking located on the ground floor. **Application approved by voice vote. 4-0; yeas - Sercye, Flores,** 

Toia and Williams (O'Grady absent)

69-17-Z ZONING DISTRICT: RS-3 WARD: 40

APPLICANT: Manon Cargos Lyketsos
OWNER: Same as applicant

**PREMISES AFFECTED:** 1625 W. Carmen Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 34.72' to 2.67', west setback from 3' to zero (east to be 3'), combined side setback from 4.8' to 3' for a proposed metal stair

and landing to access a garage roof top deck.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia and Williams (O'Grady absent)

**70-17-S ZONING DISTRICT: B3-1 WARD: 29** 

**APPLICANT:** White Castle System, Inc.

**OWNER:** White Castle Profit Sharing Plan and Trust

**PREMISES AFFECTED:** 3132 N. Harlem Avenue

**SUBJECT:** Application for a special use to permit the establishment of a one -

lane drive through to serve a proposed one-story fast food

restaurant.

Application approved by voice vote. 3-0; yeas - Sercye, Flores

and Williams (O'Grady absent and Toia recused)

71-17-S ZONING DISTRICT: C-1 WARD: 1

**APPLICANT:** Wendy's Properties

**OWNER:** San Marcos Acquisition LLC **PREMISES AFFECTED:** 2215 N. Washtenaw Avenue

**SUBJECT:** Application for a special use to permit the establishment of a one

lane drive through to serve a renovated fast food restaurant.

Application approved by voice vote. 3-0; yeas - Sercye, Flores

and Williams (O'Grady absent and Toia recused)

72-17-Z ZONING DISTRICT: RS-3 WARD: 47

**APPLICANT:** 3643 N. Seeley, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 3643 N. Seeley Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 34.72' to 2', the north setback from 2' to zero, south from 2' to zero, combined side setback from 5' to zero for an open stair

to access a proposed garage roof top deck.

Withdrawn

73-17-Z ZONING DISTRICT: RS-3 WARD: 45

**APPLICANT:** Patrick Coyle **OWNER:** Same as applicant **PREMISES AFFECTED:** 5742 W. Ainslie Street

**SUBJECT:** Application for a variation to reduce the rear setback 37.72' to 1.8',

west setback from 2' to zero (east will be 2'), combined side setback from 5' to 2' for an open stair to access a proposed garage

roof deck.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia and Williams (O'Grady absent)

74-17-S ZONING DISTRICT: DX-5 WARD: 3

**APPLICANT:** Carolyn Tsiotsios **OWNER:** Wahbe Askar

PREMISES AFFECTED: 2008 S. Prairie Avenue

**SUBJECT:** Application for a special use to permit the establishment of a body

art service.

Extension to March 17, 2017 at 2 p.m. approved by voice vote. 4-0; yeas - Sercye, Flores, Toia and Williams (O'Grady absent)

75-17-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Heather and Todd Wendell

**OWNER:** Same as applicant

PREMISES AFFECTED: 2235 W. Shakespeare Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 28' to 22.80', west setback from 2' to 0.16', combined side setback from 4.8' to 3.47' for a stair to access a proposed garage

roof deck and to relocate the rear yard open space to a rear deck

that is more than 4' above ground.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia and Williams (O'Grady absent)

76-17-A ZONING DISTRICT: C2-2 WARD: 28

**APPLICANT:** Lakeshore Outdoor Advertising, LLC

**OWNER:** Richard K. Mead Living Trust

**PREMISES AFFECTED:** 939 S. Western Avenue

**SUBJECT:** Application for an appeal from the decision of the office of the

Zoning Administrator in refusing to permit the establishment of an off-premise advertising sign which is within 300' of another sign

on the same side of the street.

Decision of the Zoning Administrator reversed by voice vote. 0-4; nays - Sercye, Flores, Toia and Williams (O'Grady absent)

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams (O'Grady absent). Meeting went into closed session at 11:40 AM.

Motion to return to open session made by the Chairman. Second by Williams. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams (O'Grady absent). Meeting returned to open session at 12:01 PM.

The Chairman moved to recess at 12:05 PM. Second by Toia. Motion carried 4-0; yeas-Sercye, Flores, Toia and Williams (O'Grady absent).

The Board reconvened at 2:10 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with three members present (Sercye, Toia, and Williams). Flores and O'Grady arrived at 2:20 PM.

### 2:00 P.M.

77-17-Z ZONING DISTRICT: RT-4 WARD:43

**APPLICANT:** HA North Seminary, LLC

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 2245 N. Seminary Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 34.8' to 20.67' for an open stair to access a proposed

garage roof deck.

Application approved by voice vote. 4-0; yeas - Sercye,

O'Grady, Toia and Williams (Flores absent)

78-17-S ZONING DISTRICT: B3-1 WARD: 17

**APPLICANT:** White Castle Systems, Inc.

**OWNER:** Ingram Family Limited Partnership

**PREMISES AFFECTED:** 1400 W. 79<sup>th</sup> Street

**SUBJECT:** Application for a special use to establish a drive-through lane to

serve an existing one-story fast food restaurant.

Application approved by voice vote. 4-0; yeas - Sercye,

O'Grady and Williams (Toia recused)

79-17-S ZONING DISTRICT: RT-4 WARD: 33

**APPLICANT:** American Indian Center, Inc.

**OWNER:** Albany Bank / Trust **PREMISES AFFECTED:** 3401 W. Ainslie Street

**SUBJECT:** Application for a special use to permit the establishment of a

community center in an existing building.

Application approved by voice vote. 3-0; yeas - O'Grady, Toia

and Williams (Flores absent and Sercye recused)

80-17-S ZONING DISTRICT: PMD # 11 Sub-Area B WARD: 25

**APPLICANT:** Allied Metal Corp.

**OWNER:** Allied Metal Corp and Grove Street Properties **PREMISES AFFECTED:** 2059-61 S. Canal Street / 2101 S. Grove Street

**SUBJECT:** Application for a special use to permit the establishment of a boat

storage facility.

Application approved by voice vote. 5-0; yeas - Sercye, Flores,

O'Grady, Toia and Williams.

81-17-S ZONING DISTRICT: PMD # 11 Sub-Area B WARD: 25

APPLICANT: J. Agate, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1945 S. Lumber Street

**SUBJECT:** Application for a special use to permit the establishment of a boat

storage facility.

Application approved by voice vote. 5-0; yeas - Sercye, Flores,

O'Grady, Toia and Williams.

82-17-Z ZONING DISTRICT: DR-3 WARD: 2

**APPLICANT:** Lake Shore Drive Synagogue

**OWNER:** Same as applicant 70 E. Elm Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 31.05' to zero for a proposed 12' chain link fence with

cantilevered barbed wire.

Application approved by voice vote. 5-0; yeas - Sercye, Flores,

O'Grady, Toia and Williams.

83-17-S ZONING DISTRICT: B3-1 WARD: 2

**APPLICANT:** Sarantuya Badarch

**OWNER:** JT Webster- Clybourn, LLC **PREMISES AFFECTED:** 2204 N. Clybourn Avenue

**SUBJECT:** Application for a special use to permit the establishment of a nail

salon.

Application approved by voice vote. 5-0; yeas - Sercye, Flores,

O'Grady, Toia and Williams.

84-17-Z ZONING DISTRICT: RT-4 WARD: 43

**APPLICANT:** 1108 Webster, LLC same as applicant **PREMISES AFFECTED:** 1108 W. Webster

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 36.9' to 22' for an open bridge to access a proposed garage

rooftop deck on the existing six-car garage. Continued until April 21, 2017 at 2 PM.

85-17-Z ZONING DISTRICT: B1-2 WARD: 47

APPLICANT: Mark and Lisa Masseur OWNER: Same as applicant

PREMISES AFFECTED: 2134 W. Pensacola Avenue

**SUBJECT:** Application for a variation to reduce the rear setback on floors

containing dwelling units from the required 30' to zero for a proposed second floor dormer addition and a one story side addition on to the existing two-story single family residence.

Application approved by voice vote.4-0; yeas - Sercye, Flores,

Toia and Williams (O'Grady absent)

86-17-Z ZONING DISTRICT: RS-3 WARD: 47

**APPLICANT:** Peter Pona

**OWNER:** Same as applicant **PREMISES AFFECTED:** 3539 N. Hoyne Avenue

**SUBJECT:** Application for a variation to reduce the north setback from the

required 2' to 0.33' (south to be 2.77'), combined side setback from 5' to 3.1' for a third floor addition to the existing single family

residence.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia and Williams (O'Grady absent)

87-17-Z ZONING DISTRICT: RS-3 WARD: 47

**APPLICANT:** Peter Pona

**OWNER:** Same as applicant **PREMISES AFFECTED:** 3539 N. Hoyne Avenue

**SUBJECT:** Application for a variation to increase the non-conforming floor

area by 131 square feet which is a 4.67% increase of the floor area

in existence for more than 50 years.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

## Toia and Williams (O'Grady absent)

88-17-Z ZONING DISTRICT: B3-2 WARD: 44

**APPLICANT:** 3818-20 N. Clark Condominium Association

**OWNER:** Same as applicant **PREMISES AFFECTED:** 3820 N. Clark Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 22.21' on floors containing dwelling units for an open stair to access a proposed garage roof deck on the existing

attached garage.

Application approved by voice vote. 4-0; yeas - Sercye, Flores,

Toia and Williams (O'Grady absent).

89-17-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Rachel Cantor
OWNER: Same as applicant
PREMISES AFFECTED: 1710 N. Mohawk Street

**SUBJECT:** Application for a variation to reduce the rear yard setback from the

required 34.16' to 1.58', north setback from 3.84' to zero (south to be 0.17') combined side setback from 9.6' to 0.17' for a proposed rear privacy screen wall at 21.79' in height on the rear attached

garage.

Application approved by voice vote. 5-0; yeas - Sercye, Flores,

O'Grady, Toia and Williams.

90-17-S ZONING DISTRICT: B3-2 WARD: 1

APPLICANT: Leeward Series-1817

OWNER: Same as applicant

PREMISES AFFECTED: 1533 W. Superior

**SUBJECT:** Application for a special use to permit the establishment of

residential use below the second floor for a proposed four-story, four dwelling unit building with an office and an attached four-car

garage with a roof deck.

Application approved by voice vote. 4-0; yeas - Flores,

O'Grady, Toia and Williams (Sercye absent).

91-17-Z ZONING DISTRICT: B3-2 WARD: 1

APPLICANT: Leeward Series- 1817

OWNER: Same as applicant

PREMISES AFFECTED: 1533 W. Superior Street

**SUBJECT:** Application for a variation to reduce the rear setback from 30' to

25', for an open stair to access a proposed garage roof deck on the proposed attached garage to serve a four-story, four dwelling unit

building with an office below the second floor.

Application approved by voice vote. 4-0; yeas - Flores,

O'Grady, Toia and Williams (Sercye absent).

92-17-S ZONING DISTRICT: B3-3 WARD: 5

**APPLICANT:** Nancy Nguyen **OWNER:** Scott Mosak **PREMISES AFFECTED:** 1508 E. 55<sup>th</sup> Street

**SUBJECT:** Application for a special use to permit the establishment of a

nail salon.

Application approved by voice vote. 4-0; yeas - Flores,

O'Grady, Toia and Williams (Sercye absent).

# **CONTINUANCES**

424-16-S ZONING DISTRICT: B1-1 WARD: 4

APPLICANT: LaJoie Johnson Fourstars, LLC PREMISES AFFECTED: 700 E. 47th Street

**SUBJECT:** Application for a special use to permit the establishment of a

beauty salon.

Application approved by voice vote. 4-0; yeas - Flores,

O'Grady, Toia and Williams (Sercye absent).

612-16-Z ZONING DISTRICT: RT-4 WARD: 2

**APPLICANT:** Gateway Potomac, LLC **OWNER:** Same as applicant

**PREMISES AFFECTED:** 2123 W. Potomac Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 33.32' to 22.0', west setback from 2.0' to zero, east from 2.0' to 1.0', combined side setback from 5.0' to 1.0' for an open stair to access a proposed garage roof deck with a pergola that

exceeds 15' in height on a proposed two-car garage.

Application approved by voice vote. 3-1; yeas - Flores,
O'Grady and Toia; nays - Williams (Sercye absent).

11-17-S ZONING DISTRICT: B3-1 WARD: 23

**APPLICANT:** Kasia Milon DBA Kismet Beauty Lounge

OWNER: Yesrab Real Estate
PREMISES AFFECTED: 6858 W. Archer Avenue

**SUBJECT:** Application for a special use to permit the establishment of a

beauty salon.

Continued until March 17, 2017 at 2:00 PM.

12-17-Z ZONING DISTRICT: RT-4 WARD: 11

**APPLICANT:** Wayland Ng and Jimmy Ng

**OWNER:** Same as applicant **PREMISES AFFECTED:** 330 W. 25th Place

**SUBJECT:** Application for a variation to reduce the front setback from the

required 9.48' to zero, west setback from 2' to 1.68' (east to be

2.37') the combined side setback from 5.19' to 4.05' for a proposed front open balcony to the existing two-story two dwelling unit building.

Continued until April 21, 2017 at 2 PM.

29-17-Z ZONING DISTRICT: RM-5 WARD: 27

**APPLICANT:** Waxon, LLC-Ada Division

**OWNER:** Same as applicant **PREMISES AFFECTED:** 9 N. Ada Street

**SUBJECT:** Application for a variation to reduce the north setback from the

required 2.0' to 1.0' (south to be zero), the combined side setback from 4.3' to 1.0' for a proposed stair to access a proposed garage

roof top deck.

Application approved by voice vote.4-0; yeas - Flores,

O'Grady, Toia and Williams (Sercye absent).

33-17-S ZONING DISTRICT: DX-5 WARD: 42

**APPLICANT:** 360-66 Superior, LLC

**OWNER:** Chicago Title and Trust company successor trustee to North Star

Trust Co. as successor Trustee to Cosmopolitan Bank and Trust

u/t/a/d 10/21/99 aka Trust NO. 31086 and City of Chicago

PREMISES AFFECTED: 360-66 W. Superior Street

**SUBJECT:** Application for a special use to permit the establishment of

residential use below the second floor for a proposed twelve-story,

thirty-four dwelling unit building.

Application approved by voice vote. 4-0; yeas - Flores,

O'Grady, Toia and Williams (Sercye recused).

34-17-Z ZONING DISTRICT: RS-3 WARD: 34

**APPLICANT:** Miles Cole

**OWNER:** Same as applicant **PREMISES AFFECTED:** 119 W. 111th Place

**SUBJECT:** Application for a variation to reduce the west setback from the

required 3.0' to 1.17' (east to be 16.08' and combined side setback to be 17.25') for a proposed rear open deck on the existing three-

story single family residence.

Application approved by voice vote. 4-0; yeas - Flores,

O'Grady, Toia and Williams (Sercye absent).

35-17-Z ZONING DISTRICT: RM 5.5 WARD: 2

**APPLICANT:** 3 Dogs, LLC **OWNER:** Same as applicant

**PREMISES AFFECTED:** 151 W. Schiller Street (rear)

**SUBJECT:** Application for a variation to reduce the north and south setback

from 4.50' to zero, combined side setback from 11.25' to zero, east setback from 9.53' to zero for a proposed rear two story addition, a

third floor addition with an open deck with open decks on the north and east elevation, an open stair to a third floor deck with an attached one car garage with a private roof deck on the north elevation with a front alley.

Application approved by voice vote. 4-1; yeas – Sercye, Flores

and Toia; nays - Williams.

38-17-Z ZONING DISTRICT: RS-3 WARD: 12

APPLICANT: Susana Marotta
OWNER: Same as applicant
PREMISES AFFECTED: 4011 S. Talman Avenue

**SUBJECT:** Application for a variation to increase the non-conforming floor

area ratio not to exceed 8.3% of the 2,574.1 square feet to 2,786.6 square feet for a third floor dormer addition to the existing three-

story, three dwelling unit building.

Continued until April 21, 2017 at 2 PM.

39-17-Z ZONING DISTRICT: RS-3 WARD: 12

APPLICANT: Susana Marotta
OWNER: Same as applicant
PREMISES AFFECTED: 4011 S. Talman Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 13.75' to 13.0', north setback from 2.0' to 1.0' (south to be 3.0') combined side setback from 5.0' to 4.0' for a third floor dormer addition for the existing three-story, three dwelling unit

building.

Continued until April 21, 2017 at 2 PM.

40-17-Z ZONING DISTRICT: RS-3 WARD: 12

APPLICANT: Susana Marotta
OWNER: Same as applicant
PREMISES AFFECTED: 4011 S. Talman Avenue

**SUBJECT:** Application for a variation to increase the permitted height from

30.0' to 30.67' for a proposed third floor dormer addition for the

existing three-story, three dwelling unit building.

Continued until April 21, 2017 at 2 PM.

43-17-S ZONING DISTRICT: PMD # 9 WARD: 37

**APPLICANT:** Ruben Salgado Same as applicant

PREMISES AFFECTED: 4630 W. Augusta Boulevard

**SUBJECT:** Application for a special use to permit the establishment of a small

venue located in PMD # 9 Planned Manufacturing- Northwest.

Application approved by voice vote. 5-0; yeas - Sercye, Flores,

O'Grady, Toia and Williams.

44-17-Z ZONING DISTRICT: B3-3 WARD: 47

**APPLICANT:** 3462 N. Lincoln Avenue

**OWNER:** Mid-City National Bank of Chicago Land Trust No. 1469 dated

July 2, 1979

**PREMISES AFFECTED:** 3462 N. Lincoln Avenue

**SUBJECT:** Application for a variation to reduce the rear yard setback from the

required 30' to 4' on floors containing dwelling units for a proposed four-story building with ground floor retail and eighteen dwelling

units above and eight on-site unenclosed parking spaces.

Continued until March 17, 2017 at 2 PM.

46-17-S ZONING DISTRICT: B1-1 WARD: 39

APPLICANT: Pan American Bank
OWNER: 6232 Pulaski, LLC
PREMISES AFFECTED: 6232 N. Pulaski Road

**SUBJECT:** Application for a special use to permit the establishment of a one-

lane drive- through to serve a bank.

Application approved by voice vote. 4-1; yeas - Sercye, Flores,

O'Grady and Toia; nays - Williams.

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and Williams. Meeting went into closed session at 5:25 PM.

Motion to return to open session made by the Chairman. Second by O'Grady. Motion carried 5-0; yeas - Sercy, Flores, O'Grady, Toia and Williams. Meeting returned to open session at 5:50 PM.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board at its regular meeting of January 20, 2017, made by the Chairman. Second by Flores. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and Williams.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 636-16-S, 637-16-Z and 638-16-Z at its regular meeting of January 20, 2017, made by the Chairman. Second by Williams. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Toia and Williams.

Motion to adjourn made by the Chairman. Second by O'Grady. Motion carried 5-0; yeas – Sercye, Flores, O'Grady, Williams and Toia. Meeting adjourned at 6:00 PM.